



8 Mendip Way  
Little Stanion, NN18 8GJ

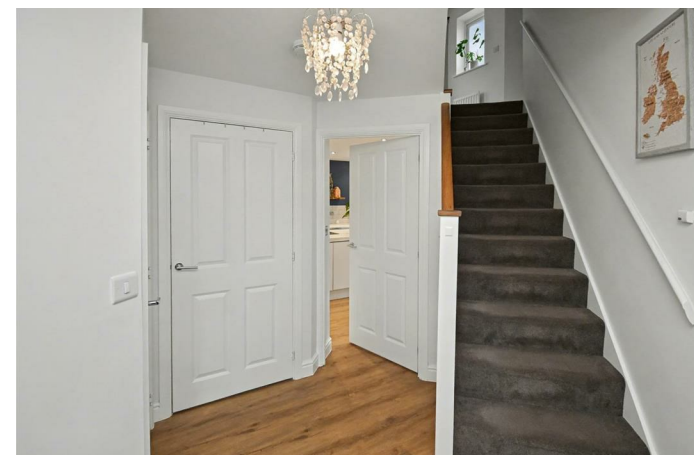


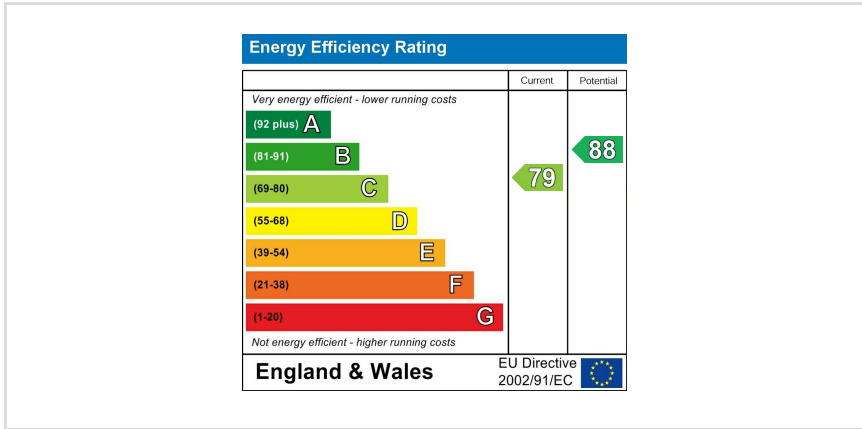
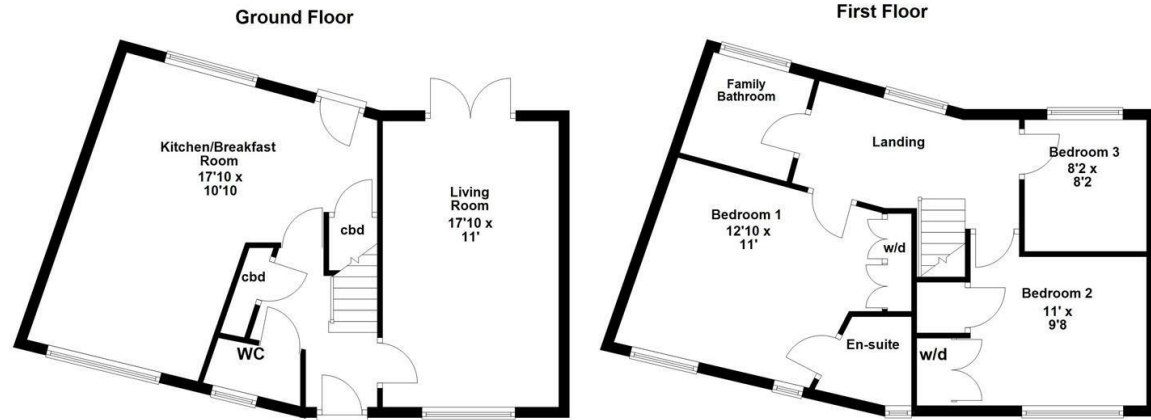
**Simpson West**

Perfectly situated within the much sought after modern village of Little Stanion is this rarely available, highly spacious detached property which has been considerably improved and therefore must be seen internally if it is to be fully appreciated. On entering the property you will be greeted by a large reception hall, cloakroom/WC, a dual aspect living room, and a fabulous refitted kitchen/breakfast room installed by the respected Wren kitchen company and includes an island, attractive work surfaces, USB power sockets, an integrated slide and hide self-clean oven and an American style fridge/freezer with water cooler and ice facility. The first floor provides THREE bedrooms with the master enjoying fitted wardrobes and en-suite facilities, there is also a family bathroom. Outside, there is a good sized lawned frontage with greenery set to borders and a driveway provides OFF ROAD PARKING for two vehicles leading to the GARAGE. The rear gardens lead with a good-sized patio area and continues to an enclosed lawned garden with shrubs to borders. Energy Rating C. Council Tax Band C. Little Stanion Management Charges apply - tbc.

£279,950

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